

## 3 Nightingale Court, Llanelli, SA15 1HU



**Offers in the region of £165,000**



Delightful semi-detached two bedroom house tucked away in this small development of houses and bungalows in the Coedcae area of Llanelli, handy for schools, access to town and Trostre Retail Park. The property has no onward buying chain and is a loved well maintained family home. Covered carport to side for off road parking, good size enclosed rear garden laid largely to lawn, not very overlooked, nice aspect, room to extend ( subject to planning consent ) This house will make a lovely home.

EPC: C Square Metres: 55 Council Tax Band: B

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**RICS**



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PROTECTED

## Entrance Porch

Glazed to three sides, door into living room.



## Living Room

14'6" x 12'7" (4.43 x 3.84)

Stairs to first floor, window to front, door to kitchen dining room, radiator, fireplace, gas fire, laminate flooring, open understair.



## Kitchen Dining Room

12'6" x 8'10" (3.82 x 2.70)

Window and doors to rear, radiator, range of base and wall units, worktop, sink, built in cooker, hob, extractor fan, spaces for fridge freezer, washing machine, part tiled walls, radiator, wall mounted boiler, tiled floor.





## FIRST FLOOR LANDING

Loft access, airing cupboard, carpet.



## Bedroom 1

12'8" (9'4") x 10'2" (3.87 (2.86) x 3.10)

Window and porthole window to front, over stair cupboard, radiator, carpet.



## En-Suite Shower Room

Shower, basin, wc, window to side, radiator, part tiled walls,



## Bedroom 2

8'2" x 7'6" (2.49 x 2.29)

Window to rear, radiator, carpet.



## Bathroom

8'1" x 4'8" (2.47 x 1.44)

Bath, basin, wc, window to rear, radiator, part tiled walls.



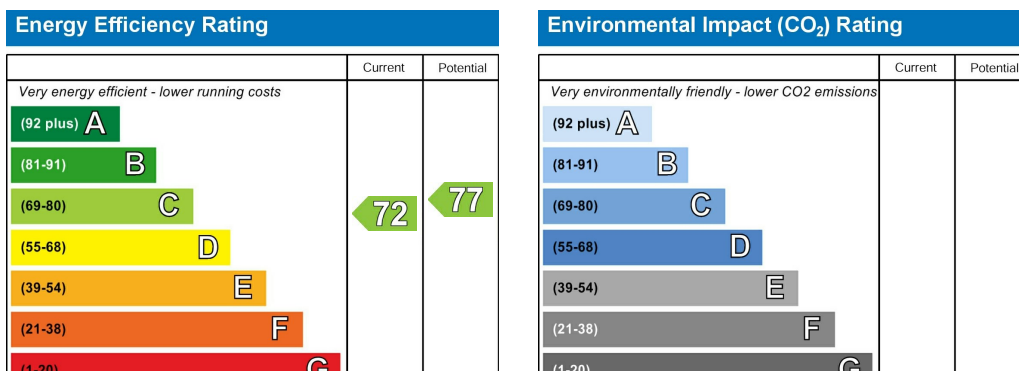
## Externally

Front lawned garden, side covered carport, access to rear fully enclosed back garden, laid to lawn and patio, fenced in.



## Services

Advised all services are mains. Wide angled lens has been used on occasion. Freehold property.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

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